



NOTICE OF PUBLIC HEARING

Date mailed: March 5, 2014

You are receiving this notice because development has been proposed in your neighborhood. The proposal requires a public hearing by the Milwaukie Planning Commission and notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. The proposal and information on how to respond to this notice are described below.

The Milwaukie Planning Commission will hold a public hearing on the proposal at a meeting beginning at 6:30 p.m. on Tuesday, March 25, 2014, at Milwaukie City Hall, 10722 SE Main Street.

File Number(s):	CSU-13-15 and VR-14-01
Location:	SE 28 th Ave and SE Lake Rd (Milwaukie H.S. sports field complex) Tax Lot ID 1S1E36CA01200 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	<p>The applicant proposes to remove an existing outdoor batting cage on the site and replace it with a 4,800-sq-ft building to be used as an indoor hitting facility in the same location. The proposal includes a variance request for an exemption from the requirement to bring the existing parking area into full compliance with the off-street parking standards of Milwaukie Municipal Code (MMC) Chapter 19.600. The applicant asserts that this requirement creates an undue economic hardship and requests that no parking upgrades be required. If required, the applicant requests that such upgrades be limited to 10% of the development permit value, as allowed by MMC Subsection 19.602.3.B.</p> <p>The sports field complex was established in 1971 as a conditional use and is now recognized as a Community Service Use (CSU). The site currently includes two baseball/softball fields, a practice field for football/soccer, and the existing batting cage. The site is zoned for residential use (R-7) and does not carry any special zoning overlays or designations.</p> <p>The proposed work includes removal of the existing outdoor batting cage, storage shed, storage container, and the associated concrete pads. A new single-story building, 40ft by 120ft in size, will be constructed adjacent to the existing batting cage and will be used as an indoor hitting facility. An asphalt path will connect the north side of the new building with the existing asphalt path that connects the parking lot with the other fields. The new building includes no indoor plumbing, and the only exterior illumination will be over the north-side door facing the interior of the larger site. Existing chain link fencing will be improved with sight-obscuring slats.</p> <p>The applicant has prepared a preliminary stormwater management report to demonstrate that the new structure will adequately treat associated runoff.</p>

Applicant/Primary Contact Person:	Garry Kryszak (North Clackamas School District) 12451 SE Fuller Rd, Milwaukie, OR 97222 (503) 353-6058, kryszak@nclack.k12.or.us
Owner(s):	North Clackamas School District 12451 SE Fuller Rd, Milwaukie, OR 97222
Staff contact:	Brett Kelter, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7657 kelverb@milwaukieoregon.gov
Neighborhood District Association(s):	Lake Road NDA, contact Debby Patten at 503-653-7908 or Vince Alvarez at 503-358-1041. Historic Milwaukie NDA, contact Jean Baker at 503-659-4070.
Applicable Criteria:	<ul style="list-style-type: none"> • MMC Subsection 19.904 Community Service Uses • MMC Section 19.301 Low Density Residential Zones • MMC Chapter 19.500 Supplementary Development Regulations • MMC Chapter 19.600 Off-Street Parking and Loading • MMC Chapter 19.700 Public Facility Improvements • MMC Section 19.911 Variances • MMC Section 19.1006 Type III Review <p>Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/.</p>

To learn more about a proposal: Call the staff contact assigned to the proposal. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Wednesday, March 19, 2014**, at the following locations:

- Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd (open weekdays 8:00 a.m. to 5:00 p.m.)
- Ledding Library, 10660 SE 21st Ave (call 503-786-7580 for current hours)
- City Hall, 10722 SE Main St (open weekdays 8:00 a.m. to 5:00 p.m.)
- City website, <http://www.milwaukieoregon.gov/meetings>

Copies of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review at the locations listed above.

To comment on a proposal: You are invited to attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above, or you may submit your comments in person at the hearing. If you want to present verbal testimony, either pro, con, or to raise questions, you will be invited to speak following the applicant's testimony. Testimony and comments at this hearing must be directed towards the criteria identified. If you submit a written comment or comment in person at the hearing, you will be sent a copy of the decision or recommendation. All written and verbal comments become part of the permanent record.

The Neighborhood District Association, listed on the first page of this notice, may take a position on the proposal and may have scheduled an open meeting prior to providing comment to the Planning Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

To appeal a decision: Any decision may be appealed to City Council by a person with standing. In order to establish standing, you must do at least one of the following: submit written comments to the staff contact before the hearing date; attend the hearing and sign in; or attend the hearing, sign in, and make a verbal comment. Any issue that is intended to provide a basis for appeal must be raised in writing on or before the hearing date with sufficient specificity to afford the responsible parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity, and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue, will preclude any appeal on that issue to the Land Use Board of Appeals (LUBA).

The City of Milwaukie is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:

THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER.